

097.0

0003

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,834,800 / 1,834,800

ASSESSED:

1,834,800 / 1,834,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
40		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PRIVITERA FRANK D JR/TR	
Owner 2: 40 HUTCHINSON RD REALTY TRUST	
Owner 3:	

Street 1: 59 UNION SQUARE	
Street 2:	

Twn/City: SOMERVILLE	
St/Prov: MA	Cntry:
Postal: 02143	Type:

PREVIOUS OWNER

Owner 1: KREPELKA PAUL M -	
Owner 2: -	

Street 1: 40 HUTCHINSON RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains 17,990 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Brick Exterior and 4373 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17990		Sq. Ft.	Site		0	70.	0.67	4			View	25					839,733						839,700	

Total AC/HA: 0.41299

Total SF/SM: 17990

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 839,733

Spl Credit

Total: 839,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 1,834,800 / 1,834,800
 APPRAISED: 1,834,800 / 1,834,800
 USE VALUE: 1,834,800 / 1,834,800
 ASSESSED: 1,834,800 / 1,834,800

User Acct	63479
GIS Ref	
GIS Ref	
Insp Date	
09/25/18	

USER DEFINED	
Prior Id # 1:	63479
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	22:31:20
LAST REV	
Date	Time
10/05/18	11:33:44
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

 PREVIOUS ASSESSMENT Parcel ID 097.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	987,500	7300	17,990.	839,700	1,834,500	1,834,500	Year End Roll	12/18/2019
2019	101	FV	724,000	8100	17,990.	839,700	1,571,800	1,571,800	Year End Roll	1/3/2019
2018	101	FV	724,000	8100	17,990.	719,800	1,451,900	1,451,900	Year End Roll	12/20/2017
2017	101	FV	724,000	8100	17,990.	671,800	1,403,900	1,403,900	Year End Roll	1/3/2017
2016	101	FV	724,000	8100	17,990.	575,800	1,307,900	1,307,900	Year End	1/4/2016
2015	101	FV	740,400	8800	17,990.	515,800	1,265,000	1,265,000	Year End Roll	12/11/2014
2014	101	FV	498,100	8800	17,990.	477,500	984,400	984,400	Year End Roll	12/16/2013
2013	101	FV	498,100	8800	17,990.	455,300	962,200	962,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KREPELKA PAUL M	64004-418		7/31/2014		1,300,000	No	No		
LEPORE JOHN J &	56935-73		6/1/2011		925,000	No	No		
	13063-285		9/23/1976		70,000	No	No	N	

BUILDING PERMITS	ACTIVITY INFORMATION
Date	Result
5/1/2014	MEAS&NOTICE
6/6/2013	External Ins
	BR B Rossignol
	3/30/2009 Meas/Inspect
	189 PATRIOT
	3/26/2004 Inspected
	BR B Rossignol
	11/6/2000 Hearing N/C
	10/15/1999 Meas/Inspect
	264 PATRIOT
	8/28/1991 KT
Sign:	VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

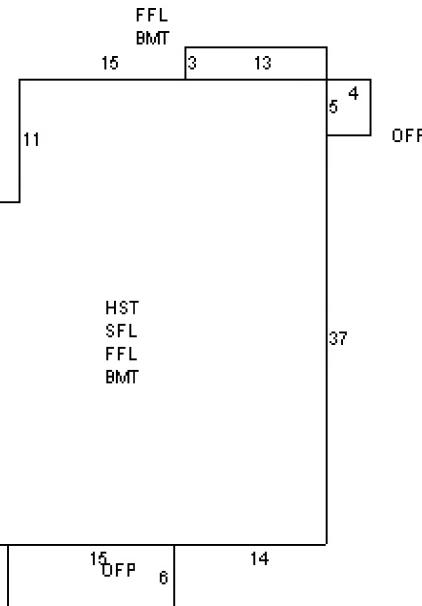
Type:	15 - Old Style	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	5 - Tile	
Color:	BRICK	
View / Desir:		

BATH FEATURES

Full Bath:	3	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	2	Rating: Good

COMMENTS

OF=XTRA SINK IN BATH.

SKETCH**GENERAL INFORMATION**

Grade: B+ - Good (+)

Year Blt: 1927 Eff Yr Blt:

Alt LUC:

Jurisdict: G15 Fact: .

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD

Prim Int Wall: 2 - Plaster

Sec Int Wall:

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors:

Bsmnt Flr: 12 - Concrete

Subfloor:

Bsmnt Gar: 2

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 2 - Gas

Heat Type: 3 - Forced H/W

Heat Sys: 1

% Heated: 100 % AC:

Solar HW: NO Central Vac: NO

% Com Wall: % Sprinkled:

CONDO INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

DEPRECIATION

Phys Cond: GV - Good-VG 10. %

Functional: %

Economic: %

Special: %

Override: %

Total: 10.8 %

CALC SUMMARY

Basic \$ / SQ: 130.00

Size Adj.: 0.89013720

Const Adj.: 1.07089281

Adj \$ / SQ: 123.921

Other Features: 141900

Grade Factor: 1.46

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 1107412

Depreciation: 119600

Depreciated Total: 987811

OTHER FEATURES

Kits: 1 Rating: Very Good

A Kits: Rating:

Fpl: 1 Rating: Average

WSFlue: Rating:

REMODELING

Exterior: %

Interior: %

Additions: %

Kitchen: %

Baths: %

Plumbing: %

Electric: %

Heating: %

General: %

RES BREAKDOWN

No Unit RMS BRS FL

1 12 6 M

Totals

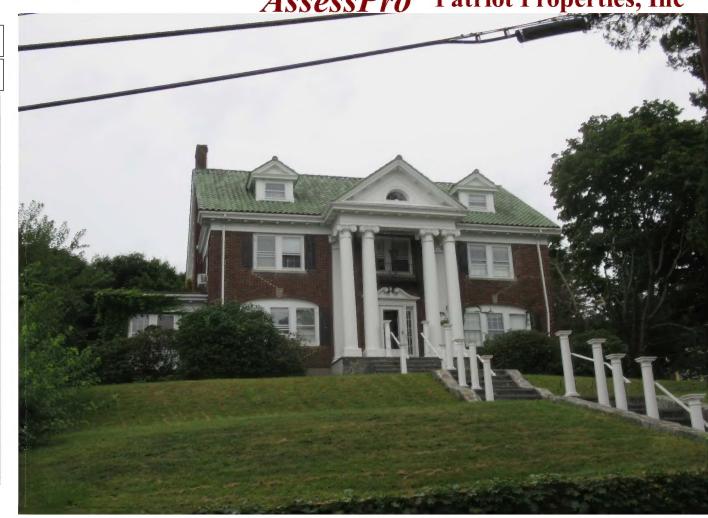
1 12 6

COMMENTS

OF=XTRA SINK IN BATH.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
BMT	Basement	1,911	37.180	71,044							
FFL	First Floor	1,911	123.920	236,814							
SFL	Second Floor	1,641	123.920	203,355							
HST	Half Story	821	123.920	101,678							
OPF	Open Porch	110	33.730	3,711							
Net Sketched Area: 6,394					Total:	616,602					
Size Ad	4372.5	Gross Are	7214	FinArea	4373						

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunitc	D	Y	1 20X40	A	PR	1975	20.84	T	56.3	101			7,300			7,300
2	Frame Shed	D	Y	1 10X9	A	PR	1975	0.00	T	56.3	101						

More: N

Total Yard Items: 7,300

Total Special Features:

Total: 7,300